

Dolphin House, Lensbury Avenue SW6



Dolphin House

Lensbury Avenue SW6

A bright and spacious apartment with two bathrooms and private balcony, set on the first floor of a well sought-after riverside development. The property offers the incoming purchaser an opportunity to secure a turn-key ready home in a very well established luxury development. This apartment boasts over 1,250 square feet of living space as well as private balcony.

The apartment has two double bedrooms, each with built-in storage, and the principal suite also has a spacious walk-in closet and a tastefully decorated ensuite shower room. The kitchen is fully equipped with integrated appliances as well as a good amount of wall and base storage units. The island is large enough to accommodate informal dining as well as ample food preparation space.



Guide price: £1,300,000

Tenure: Leasehold: approximately 976 years remaining

Service charge: £10,500 per annum, reviewed annually, next review due 2023

Ground rent: £1,000 per annum, reviewed every 10 years, next review date to be confirmed

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G

The reception area is bright and spacious and like the rest of the apartment features beautiful wooden flooring throughout. Past the large floor to ceiling double doors is the private balcony where one can enjoy lovely views of the River Thames and the manicured courtyard below.

The apartment also benefits from having a separate dining room which could be reconfigured to be a third bedroom if required.

Imperial Wharf is a luxury riverside complex built by developers St George. Onsite amenities include 24-hour concierge, resident's gym, landscaped communal gardens and a range of cafes and restaurants





Location description

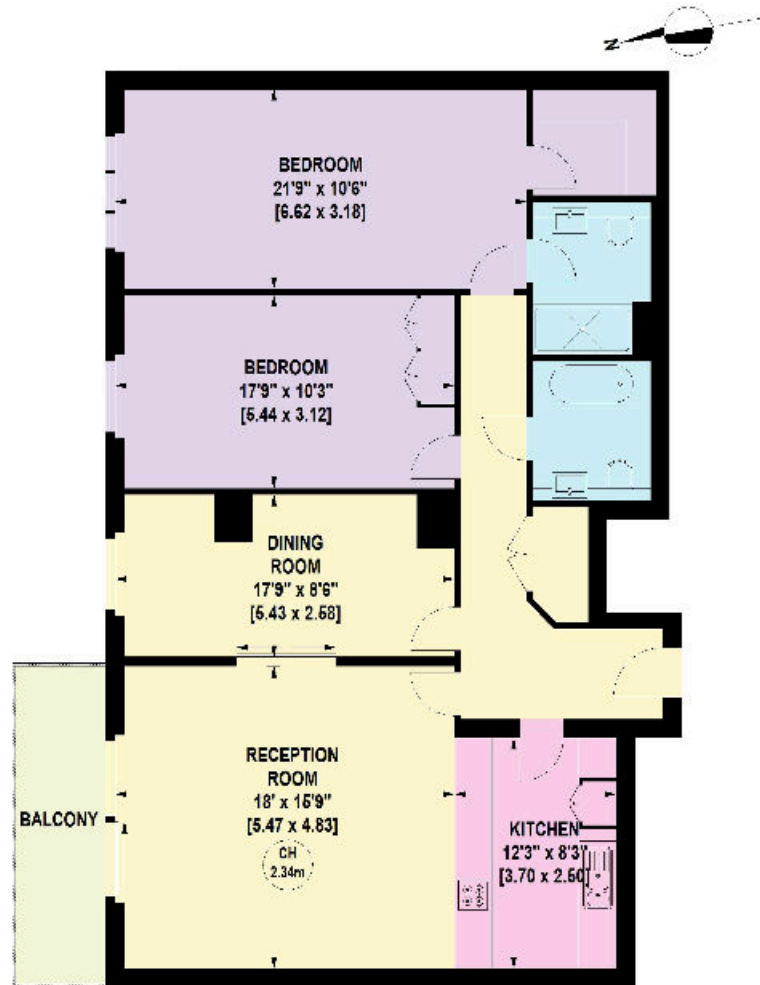
Imperial Wharf rail station provides quick links to Clapham Junction, Shepherds Bush (Central line and Westfield shopping centre) and West Brompton (District line). The river bus service at Chelsea Harbour Pier provides transport during peak hours to Putney and Blackfriars Millennium Pier. The development is located on the north bank of the river Thames adjacent to Chelsea Harbour and close to the shops and restaurants of Fulham and Chelsea.

All times and distances are approximate.



**Approximate Gross Internal Floor Area
116.40 sq m / 1253 sq ft**

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